

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	162 Paul Street	Date:	July 26th, 2016
Perm. Parcel No:	814-17-045	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Sean McGuire	Maximum Occupancy:	6 persons
		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install a new smoke detector on all floor level(s) and in all sleeping rooms.

GARAGE:

- 2) Scrape and paint garage or install new vinyl siding on garage.
- 3) All electrical outlets in walls must be GFCI protected (except freezers).

EXTERIOR ITEMS:

- 1) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 2) Completely reconstruct the (front) porch with new, weather-resistant materials. The porch can be built using materials of block, brick, wood or composite wood. The Building Department will require construction drawings prior to issuance of a permit.
- 3) All exterior receptacles must be GFCI protected and weather-proof.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
162 Paul Street
Sean McGuire
July 26th, 2016

GENERAL ELECTRICAL ITEMS:

- 1) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 2) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 3) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.

KITCHEN ITEMS:

- 1) GFCI-protected electrical outlets must be present on both sides of the sink.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)